

# Executive Summary



## WICHITA... GREAT PEOPLE, GREAT COMPANIES, GREAT CITY!

2004-2008 HUD CONSOLIDATED PLAN

CARLOS MAYANS, MAYOR

### Wichita The All-American City



Wichita, a three time All-American City, is the largest city and the major center of commerce in Kansas. In the last century, Wichita grew from a wide-open cattle town of the 1870's into a major Midwest manufacturing city with 344,284 people.

During the 1930's, Wichita became home to the aircraft manufacturing industry. Over time, the economy has diversified to include financial services, oil, agricultural products, food service organizations, medical services and equipment, telecommunications and other high-valued-added jobs that generate over two billion dollars annually in global commerce.

### Leadership Builds Wichita

Strong leadership and entrepreneurial spirit forged Wichita's economy. Men like Lloyd Stearman, Walter Beech, Clyde Cessna, and Bill Lear were the aviation pioneers that earned Wichita the title of "Air Capital of the World". Boeing purchased Stearman's company, Beech (now Raytheon Aircraft Co.) and Cessna companies continue today, as does Learjet (now Bombardier Aerospace Learjet). Many other Wichita business leaders have made their mark too. W.C. Coleman founded the Coleman Company, A. A. Hyde invented mentholatum and two enterprising Wichitans launched White Castle hamburgers. Energy leader, Koch Industries is the second largest privately held company in the United States. Entrepreneurs Tom Devlin and Frank Barton created Rent-A-Center, now a global organization. Frank and Dan Carney established their first Pizza Hut in Wichita.

### Wichita Is Home For New Business

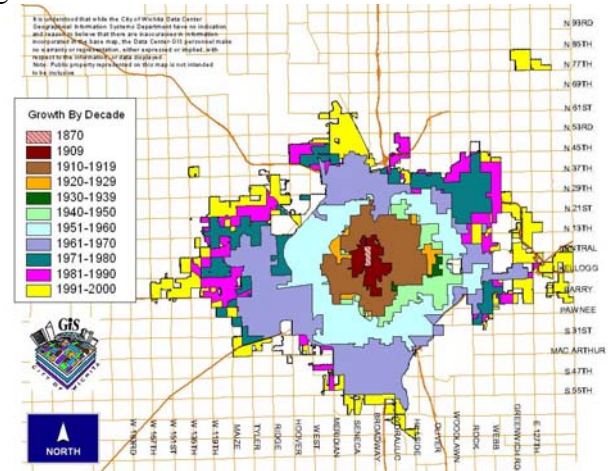
A sampling of other well-known national and international companies operating in Wichita include: AGCO Corporation, Big Dog Motorcycles,

Candlewood Inn, Chance Manufacturing, Cox Communications, Excel Corporation, IFR Systems, Lone Star Steakhouse, Ruffin Companies, Ryan Aviation, Sheplers Western Wear Store, Royal Caribbean, Summerfield Suites, T-Mobile Wireless Communications and The Residence Inn. The entrepreneurial spirit continues to thrive and inspires new innovations and businesses in Wichita.

### Pioneer Spirit Stimulates Growth

Wichita is the largest City in Kansas with an estimated population of 344,284 and increase of 40,273 persons since 1990. The greatest growth occurred after 1950, at that time Wichita covered 26.4 square miles. By 2004, the City has grown to 153.6 square miles.

Most growth has occurred east, west and northwest, with population moving out from the central city. Most new development is northwest of Central and Ridge Road. During the years 2000, 2001, and 2002, the total number of new residential units built in the urbanized area were 4,772, of those 1,721 or 36% were located in the northwest area of Wichita. Commercial developments in the Wichita area have been more evenly distributed, and to some extent greater in the central area.



Growth Map for City of Wichita

## Community Profile

Looking back at Wichita's growth enables analysis of the present and assessment of the future. Planning and resource allocation will be the challenge for the future.

Located in the center of the U.S. and the agricultural heartland, Wichita has grown with great diversification in people with the ability to develop specialized economic skills. Wichita is proud of its diversification and benefits from the cultural contributions made by its citizens.

**Population by Race and Hispanic Origin  
Wichita 1990/2000**

| <b>Race and Ethnic Origin</b> | <b>Wichita 1990</b> |       | <b>Wichita 2000</b> |       |
|-------------------------------|---------------------|-------|---------------------|-------|
| White                         | 244,120             | 80.3% | 258,371             | 75.1% |
| African American              | 33,815              | 11.1% | 38,796              | 11.3% |
| American Indian               | 3,344               | 1.1%  | 4,076               | 1.2%  |
| Asian or Pacific Islander     | 7,800               | 2.5%  | 13,041              | 3.8%  |
| Other Race                    | 36                  | 0.1%  | 29,713*             | 8.6%  |
| Hispanic Origin               | 14,896              | 4.9%  | 33,002              | 9.6%  |

Source: 1990 and 2000 Census of Population and Housing. \*Other race alone or two or more races

**Change In Population, Households and Housing Units In  
Wichita 1960 – 2000**

|               | 1960    | 1970    | 1980    | 1990    | 2000    |
|---------------|---------|---------|---------|---------|---------|
| Population    | 254,698 | 276,554 | 279,272 | 304,011 | 344,284 |
| Households    | 80,378  | 92,751  | 110,306 | 123,249 | 139,127 |
| Housing Units | 88,478  | 99,920  | 116,649 | 135,069 | 152,050 |

Source: U.S. Census Bureau, Census of Population and Housing

**2000 Population By Sex**

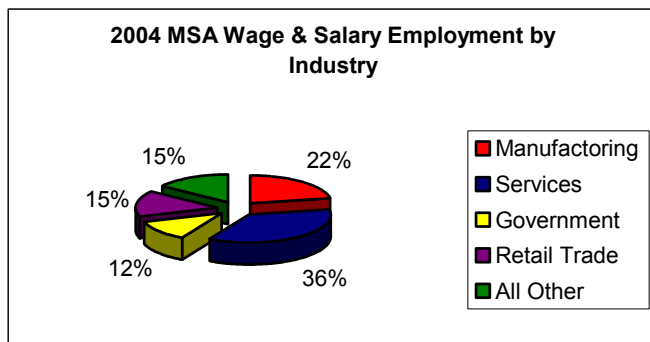
| <b>2000 Population</b> | <b>343,997</b> | <b>%Base</b> |
|------------------------|----------------|--------------|
| Male                   | 169,604        | 49%          |
| Female                 | 174,680        | 51%          |

| <b>2000 Population</b> | <b>344,284</b> | <b>% Base</b> |
|------------------------|----------------|---------------|
| Under 5 Years          | 27,524         | 8%            |
| 5 to 9 years           | 26,725         | 8%            |
| 10 to 14 years         | 24,688         | 7%            |
| 15 to 19 years         | 23,767         | 7%            |
| 20 to 24 years         | 25,565         | 7%            |
| 25 to 34 years         | 51,619         | 15%           |
| 35 to 44 years         | 53,980         | 16%           |
| 45 to 54 years         | 44,035         | 13%           |
| 55 to 59 years         | 14,377         | 4%            |
| 60 to 64 years         | 11,113         | 3%            |
| 65 to 74 years         | 20,616         | 6%            |
| 75 to 84 years         | 15,297         | 4%            |
| 85 years and older     | 4,978          | 1%            |

## Economic Characteristics

The service firms, manufacturing, wholesale/retail and government make up the local economy. The unemployment rate often averaged less than 4 percent until 2001. In 2001 there were 291,900 jobs in Wichita, in December 2003 the number of jobs declined to 275,400 a 16,500-job loss. It is projected that the number of manufacturing jobs will hold steady through 2004. Boeing remains Wichita's largest employer, with more than 12,565 workers.

Construction remains to be Wichita's fastest-growing industry in 2004, especially commercial construction. Much of the construction growth during 2001 can be traced to April 4, 2000 when voters approved a \$284.5 million school bond issue.



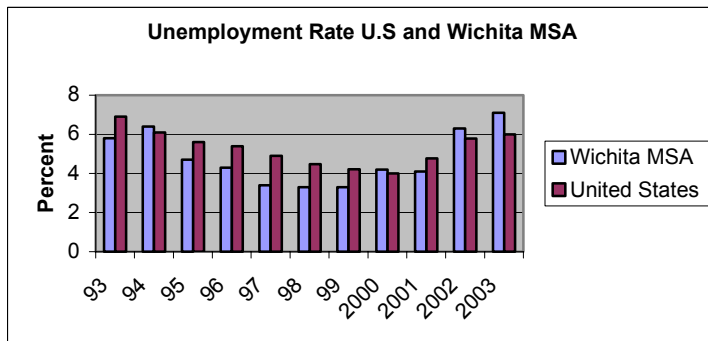
Source: Chamber of Commerce

One of the most exciting projects on the horizon is Wichita's "WaterWalk" project. The project involves a \$100 million investment in the development of property adjacent to the Arkansas River in downtown Wichita. In northeast Wichita, the Waterfront is the newest project designed around 25 acres of lakes with upscale residential, office and entertainment establishments. Continued development of properties in Old Town will soon be the home to the new City Arts building and the Kansas Sport Hall of Fame. Ongoing road and rail construction projects will add \$150 million in improvements over the next decade.

Residential construction is expected to remain stable through 2004. The affordability index remains low. Low interest rates have kept the housing market strong. There is a great need for middle to low-income housing.

Retail and service sector employment is expected to increase slightly. Other segments of Wichita's service economy, including entertainment, hospitality and health care are expected to post slight declines or remain steady.

Prior to September 11<sup>th</sup> Wichita's MSA unemployment rate averaged 3.9 percent, well below the U.S. average of 4.1 percent. After September 11<sup>th</sup> Wichita's unemployment rate has sharply increased, averaging 7.1 percent in 2003.



The median household income in Wichita was \$39,939 in 2000. The 2000 census indicated that 11.2 percent of Wichita residents were below the poverty level and that poverty was much more prevalent among certain groups. Nearly 40 percent of all female-headed households were below the poverty level. Additionally 25 percent of African Americans, 18 percent of Asians, and 21 percent of Hispanics were below the poverty level according to Census 2000 statistics.

#### 2000 Households By Income

|                             |           |     |
|-----------------------------|-----------|-----|
| \$150,000 or More           | 3,793     | 3%  |
| \$100,000 to \$149,000      | 6,528     | 5%  |
| \$75,000 to \$99,999        | 11,283    | 8%  |
| \$50,000 to \$74,999        | 26,063    | 19% |
| \$35,000 to \$49,99         | 24,019    | 18% |
| \$25,000 to \$34,999        | 18,932    | 14% |
| \$15,000 to \$24,999        | 20,730    | 15% |
| \$5,000 to \$15,000         | 18,369    | 14% |
| Under \$5,000               | 5,466     | 4%  |
| Median House Income         | \$ 39,939 |     |
| Estimated Per Capita Income | \$ 20,647 |     |

## Wichita Housing Profile



### Renter/Owner Occupied Housing Stock

There were approximately 152,050 housing units in Wichita in 2000. The median year of housing stock construction was in 1964. Approximately 22% of Wichita's housing stock was built in the 1950's. From 1990 to 1999, 23,019 units were added. More than 56% of the housing stock is owner occupied, 35.1% were renter-occupied.

### Conditions

Approximately 84,000 units contain lead-based paint. There are approximately 12,000 substandard rental units. Approximately one thousand units are in very poor and unsound condition making them not suitable for rehabilitation.



### Affordable Housing

According to Census 2000 data, the median value of Wichita housing units was \$75,000, a 33.9% increase from 1990. In 2000 a two bedroom apartment rented for \$531 in 2002 the rent was \$551 a 4% increase.

|                                  |             |
|----------------------------------|-------------|
| <b>Public Housing</b>            | 583 units   |
| <b>Public Section 8 Housing</b>  | 2,000 units |
| <b>Private Section 8 Housing</b> | 1,000 units |

## Barriers to Affordable Housing

- ✓ The City of Wichita has recognized and adopted a new unified zoning code. The code's provisions for accommodating housing are generous as the City has a number of zoning districts that are available to single-family and multi-family housing development.
- ✓ The City of Wichita waives fees for properties in designated State and Federal Neighborhood Revitalization Strategy Areas and in the City's own Local Investment Areas.
- ✓ The existing infrastructure is not a barrier to overall growth limits to the housing supply in Wichita.
- ✓ Tax policies can negatively affect housing affordability. The City has implemented a program to rebate property taxes for improvements located in the Neighborhood Revitalization Strategy Area.
- ✓ Wages are not keeping pace with rising housing costs. A household needs to earn a minimum of \$11.00 per hour to afford a two-bedroom apartment.

## Characteristics of the Housing Market

- Small increase in owner occupancy rates.
- Most active development located in the northwest and east areas of Wichita.
- Large numbers of private market apartments have been constructed.
- 400 Low-Income Housing Tax Credit units are located throughout the City.
- A significant decrease in the number of new homes built is priced under \$120,000.
- There are 10,591 vacant lots in the City, of which 8,078 are considered as "Vacant Residential Land". A total of 1,035 of those lots are located within the City's Local Investment Areas and 1,782 are located within the State and HUD Revitalization Areas.

## Citizen Participation

The City of Wichita establishes and ranks priority needs based on citizen and community feedback. In partnership with over 300 private and public agencies, District Advisory Boards, as well as private citizens, the City sought the widest views of community concerns and needs.



## Needs and Concerns for Wichita

### Housing Needs

Household characteristics and current housing needs in Wichita are not expected to change substantially within the next 5 years. Modest population growth is forecasted and a corresponding modest demand for additional housing is anticipated. A nine-year projection suggests that the population will grow approximately 0.65 percent per year. This translates into an annual demand for about 700 additional housing units.

### Affordable Housing Needs

Affordable housing needs have been assessed by income level. Forty-three percent of Wichita households are considered to be low-or moderate-income. Twenty-seven percent of households have housing problems consisting of one or more of the following: severe financial burden caused by spending 50% of income for housing, inadequate kitchen space, limited bathroom facilities or overcrowding.



## Homeless Needs

On any given night in Wichita, there are an estimated 618 homeless individuals in shelter beds, on the streets, or in hotel/motel/ paid care. This population includes abused women and children, elderly poor, single men and women, persons with physical and mental disabilities, emotionally disturbed, substance and alcohol addicted, unemployed, families, children, and runaway youth. Fifty percent of Wichita's sheltered homeless are females, many of whom are single mothers caring for their children. Wichita has eight facilities operating to help the homeless. The current inventory of emergency and transitional beds is inadequate.

## Public and Assisted Housing Needs

The Wichita Housing Authority currently administers 575 conventional public housing units consisting of 226 elderly/disabled and 349 single family, scattered homes. The physical condition of all properties is above average. Section 8 certificates and vouchers serve 2,526 households. There are 50 Section 202 units for people requiring special needs provided by private housing organizations. A total of 1,600 names are on the Housing Authority's waiting list.

## Community Development Needs

Non-housing community needs include not only physical needs such as public facilities and infrastructure, but also ongoing service needs such as community health care and operation of neighborhood and community centers. Completion of all the higher and medium priority programs would cost an estimated \$37,922,912. The community developments needs identified are as follows:

- ADA compliance, community policing, safety and security, and public safety programs
- Youth services programs, training, employment, and programs to assist youth and families
- Small business development, expansion and retention, new business development, and minority business opportunities

- Assistance for victims of domestic violence
- Commercial-industrial rehabilitation in downtown
- Neighborhood stabilization

## Citizen Participation Process

The Citizen Participation Plan is the process by which the City of Wichita identifies the policies and procedures to be used to permit citizen participation and involvement in programs/activities under U.S. Department of Housing and Urban Development (HUD) Five-Year Consolidated Plan. All citizens, including low and moderate income persons, persons living in slum and blighted areas, minorities, non-English speaking persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons/agencies and residents of public and assisted housing developments are encouraged to participate in the development and review of the HUD Five-Year Consolidated Plan, Annual One-Year Action Plan, Substantial Amendments to the plans and the Consolidated Annual Performance and Evaluation Report (CAPER).

## District Advisory Boards and Neighborhood City Halls

The City of Wichita has established District Advisory Boards (DAB) to bring City services to the people at the neighborhood level. Six boards representing each City Council District is comprised of eleven members who live in the district. Four DABs are housed in a Neighborhood City Hall, where citizens can conduct City business. This also allows DAB members to work closely with neighborhood organizations, homeowners associations and community-based groups to overcome obstacles to citizen actions and involvement within the neighborhoods and the community. Each DAB serves as a vehicle for citizen involvement, education and input; and a forum for citizens to provide comments and direction to address issues of concern for the district and community.

## Planning and Development for our Community

### The Consolidated Plan Process

The Consolidated Plan is collaborative process through which a community identifies its housing, homeless and community development needs and establishes goal, priorities and strategies for addressing those needs. The City of Wichita's 2004/2008 Consolidated Plan primary focus will be to address the following:

- Affordable Housing
- Neighborhood Revitalization
- Economic Development



### Wichita Priority Needs

The City of Wichita will address the priority needs identified in the HUD Five-Year Consolidated Plan (2004-2008). Utilizing a comprehensive citizen participation process the City of Wichita has established objectives meeting short term and long term priority needs. The City will continue to annually focus CDBG and HOME funding on the HUD Neighborhood Revitalization Strategy Areas, creating long-term growth, economically empowering low/moderate income persons and continuing the elimination of slum and blight conditions.

### Neighborhood Revitalization

The City of Wichita has been divided into three Neighborhood Revitalization Strategy Areas and five Local Investment Areas. A significant amount of the Consolidated Plan funds are to be used in these areas for housing activities, infrastructure improvements and inner city redevelopment in accordance to the City of Wichita incentives.



### Action Plan

The City of Wichita has submitted individual proposed projects for funds received from the Department of Housing and Urban Development. Wichita will utilize \$3,464,000 in Community Development Block Grant (CDBG) funds, \$1,936,372 in Home Investment Partnership (HOME) funds, a total of \$250,843 in American Dream Downpayment Initiative (ADDI) and \$129,856 in Emergency Shelter Grants (ESG) in 2004/2005. CDBG reprogrammed funds from prior years in the amount of \$309,506. CDBG and HOME estimated that the City will receive \$215,000 in program income. In addition the City has received private commitments in the amount of \$6,000,000, HUD Section 108 loan guarantee of \$3,000,000 and funding from HUD Economic Development Initiatives in the amount of \$1,000,000 for the Wichita Biz Loan program.

### Community Service

It is the City's objective to continue developing and providing a high level of Public Service. Public Service Programs are crucial to the growth and development of the community.

## Infrastructure Building

The City of Wichita annually addresses infrastructure needs by replacing and upgrading deteriorating streets, sidewalks, curbs and gutters. Building community streets and sidewalks enhances safety and flow of traffic, which will stimulate growth in the Neighborhood Revitalization Areas.

## Neighborhood City Halls

Included in the 2004/2005 Action Plan is the continued funding for the Neighborhood Assistants and Community Educators located at four "Neighborhood City Halls". The objective is to provide services to those who do not have the transportation or the ability to travel to downtown Wichita.

## Job Training

The City's objective to stimulate the economy through job training programs has seen results through the Cessna 21<sup>st</sup> Street Training Facility. Cessna offers education, occupational training, and on-site housing to public assistance recipients seeking employment.

## HOME Program

Local lending institutions, including INTRUST Bank, Emprise Bank, Commercial Federal Bank, Capitol Federal, Fidelity Bank, Bank of America, and Commerce Bank participate in the City's HOMEownership 80 program by providing first mortgage loans to low-income families in the City's Local Investment Areas.

## Community Housing Development Organizations

Four local City-designated Community Housing Development Organizations, Mennonite Housing Rehabilitation Services, Inc. (MHRS), Community Housing Services (CHS), Power CDC and Wichita Indochinese Center (WIC) provide subsidies in connection with affordable housing initiatives.

## Homeless Programs

The City of Wichita spends more than \$2 million in mainstream resources to supplement the continuum of care for homeless persons. In partnership with United Way and FEMA, the City and its partners provide over \$4 million for homeless needs.

## Wichita Biz Loan Program

The City of Wichita has developed the Wichita Biz Loan Program. Total funding for the program is \$10,000,000. The loan program is designed to provide the opportunity for qualified, eligible, small for-profit businesses, both existing and start-up firms, located within the Neighborhood Revitalization Strategy Area. Through the Wichita Biz Loan Program, qualified businesses will create a minimum of 117 jobs that will be available to low and moderate-income people.

The City of Wichita publishes several documents that may be of interest to your organization.

***Wichita...***

***Great People, Great Companies, Great City!***

These documents are available through:

### Online:

[www.wichita.gov](http://www.wichita.gov)

- ✓ City of Wichita 2004-2008 Consolidated Plan
- ✓ City of Wichita One-Year Action Plan
- ✓ City of Wichita Citizen Participation Plan
- ✓ Neighborhood Revitalization Plan
- ✓ Consolidated Annual Performance and Evaluation Report (CAPER)

Printed copies of all documents listed are available at all branches of the Wichita Public Library.

### Contacts:

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